

IN RE: PETITION FOR ADMIN. VARIANCE  
NW/S of Clifton Forge Circle, 150' S  
centerline of Pleasant Valley Drive  
1st Election District  
1st Councilmanic District  
(6445 Clifton Forge Circle)

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 02-259-A

Narka K. & William S. Ryan  
Petitioners

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Narka K. and William S. Ryan. The variance request is for property located at 6445 Clifton Forge Circle, in the Catonsville area of Baltimore County. The variance request is from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an addition to an existing single-family dwelling to have side yard setbacks of 3 2/3 ft. and 10 1/2 ft., respectively in lieu of the required 10 ft. and 15 ft. respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

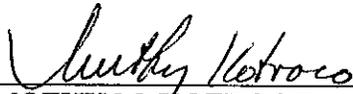
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

1/19/02  
1/19/02  
1/19/02

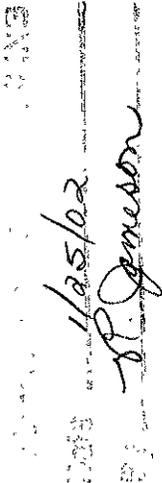
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25<sup>th</sup> day of January, 2002, that a variance from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an addition to an existing single-family dwelling to have side yard setbacks of 3 2/3 ft. and 10 1/2 ft., respectively in lieu of the required 10 ft. and 15 ft. respectively, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

  
\_\_\_\_\_  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

  
A vertical stamp is located on the left margin, containing the number '2002' and some illegible text. Below the stamp, there are two handwritten signatures: 'H. Hasler' and 'R. Johnson'.



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

January 25, 2002

Mr. & Mrs. William S. Ryan  
6445 Clifton Forge Circle  
Catonsville, Maryland 21228

Re: Petition for Administrative Variance  
Case No. 02-259-A  
Property: 6445 Clifton Forge Circle

Dear Mr. & Mrs. Ryan:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Special Hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6445 CLIFTON FORGE CR.  
which is presently zoned \_\_\_\_\_

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1.302.3.C.1 to allow an addition to an existing single family dwelling to have side setbacks of 3 2/3 feet and 10 1/2 feet, respectively, in lieu of the required 10 feet and 15 feet, respectively

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

### Legal Owner(s):

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

WILLIAM STUART RYAN  
Name - Type or Print  
William S. Ryan  
Signature  
NARKA KELLER RYAN  
Name - Type or Print  
Narka K. Ryan  
Signature Home  
6445 CLIFTON FORGE CR. 410/747-7016  
Address Telephone No  
CATONSVILLE MD 21228  
City State Zip Code

### Attorney For Petitioner:

### Representative to be Contacted:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
State \_\_\_\_\_ Zip Code \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, on this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

CASE NO. 02-259-A

Reviewed By RDD Date 12/18/01

Estimated Posting Date 12/30/01

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6445 CLIFTON FORGE CR.  
Address  
CATONSVILLE MD 21228  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

In order to avoid "practical difficulty" we request a variance to enable us to build an attached two-car garage for the following reasons:

1. To provide an enclosed space for our two cars.
2. To allow a covered access from house to garage that an attached garage provides.
3. To prevent obscuring view of attractive wooded/park-like area between our house and Woodbridge Elementary School, which adjoins our back yard. We chose this lot thirty-one years ago because of this open space behind us. Putting an unattached garage in our back yard would obscure this view and diminish our attractive setting.
4. To prevent additional expense. Since our lot is level in the area of our requested location for the garage but slopes off significantly where the garage would be put were it located farther back on the property, additional construction costs will be avoided by locating the garage in the area requiring the requested variance.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

William S. Ryan  
Signature

WILLIAM STUART RYAN  
Name - Type or Print

Narka K. Ryan  
Signature

NARKA KELLER RYAN  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6<sup>th</sup> day of December, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William Stuart Ryan and Narka Keller Ryan  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Jane Gray  
Notary Public

My Commission Expires Nov. 01 2005

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6445 CLETON FORGE CR.  
Address  
CATONSVILLE MD 21228  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

In order to avoid "practical difficulty" we request a variance to enable us to build an attached two-car garage for the following reasons:

1. **To provide an enclosed space for our two cars.**
2. **To allow a covered access from house to garage that an attached garage provides.**
3. **To prevent obscuring view of attractive wooded/park-like area between our house and Woodbridge Elementary School, which adjoins our back yard.** We chose this lot thirty-one years ago because of this open space behind us. Putting an unattached garage in our back yard would obscure this view and diminish our attractive setting.
4. **To prevent additional expense.** Since our lot is level in the area of our requested location for the garage but slopes off significantly where the garage would be put were it located farther back on the property, additional construction costs will be avoided by locating the garage in the area requiring the requested variance.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

William S. Ryan  
Signature  
WILLIAM STUART RYAN  
Name - Type or Print

Narka K. Ryan  
Signature  
NARKA KELLER RYAN  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6<sup>th</sup> day of December 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William Stuart Ryan and Narka Keller Ryan  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Jeanne Craig  
Notary Public

My Commission Expires Nov. 01, 2005



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6445 CLIFTON FORGE CR.  
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 to allow an addition to an existing single family dwelling to have side setbacks of 3 2/3 feet and 10 1/2 feet, respectively, in lieu of the required 10 feet and 15 feet, respectively

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

### Legal Owner(s):

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

WILLIAM STUART RYAN  
Name - Type or Print  
William S. Ryan  
Signature  
NARKA KELLER RYAN  
Name - Type or Print  
Narka K. Ryan  
Signature  
6445 CLIFTON FORGE CR. 410/747-7016  
Address Telephone No.  
CATONSVILLE MD 21228  
City State Zip Code

### Attorney For Petitioner:

### Representative to be Contacted:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-259-A

Reviewed By RTD Date 12/18/01

REV 10/25/01

Estimated Posting Date 12/30/01

## ZONING DESCRIPTION

### ZONING DESCRIPTION FOR 6445 Clifton Forge Cr.

Beginning at a point on the northwest side of Clifton Forge Cr. which is 50' wide at the distance of 150' south of the centerline of the nearest improved intersecting street Pleasant Valley which is 60' wide. Being Lot #3, block J, Section #1 in the subdivision of Woodbridge Valley as recorded in Baltimore County Plat Book #O.T.C. 32, Folio #123, containing 8,655 square feet. Also known as 6445 Clifton Forge Cr. and located in the First Election District, ~~Dist~~ Councilmanic District.

1st

Item # 259

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 07810

DATE 12/18/01 ACCOUNT 001 006 6150

AMOUNT \$ 50<sup>00</sup>

RECEIVED FROM: Was S Ryan

FOR: Variance case # 02-259-A

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
12/19/2001	12/18/2001	11:56:18
REG USD1	CASHIER JRIC JNR DRAWER	I
>> RECEIPT # 076110		OFLH
Dept	5 528 ZONING VERIFICATION	
CR NO.	007810	

Recpt Tot 50.00  
50.00 CK .00 CA  
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN.

RE Case No.

02-259-A

Petitioner/Developer

RYAN, ETAL

Date of Hearing/Closing

1/14/02

Baltimore County Department of Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens # GEORGE ZAHNER

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at # 6445 CLIFTON

FORGE CLIK.

The sign(s) were posted on

12/30/01

(Month, Day, Year)

Sincerely,

*Patrick M. O'Keefe*, 1/13/02  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

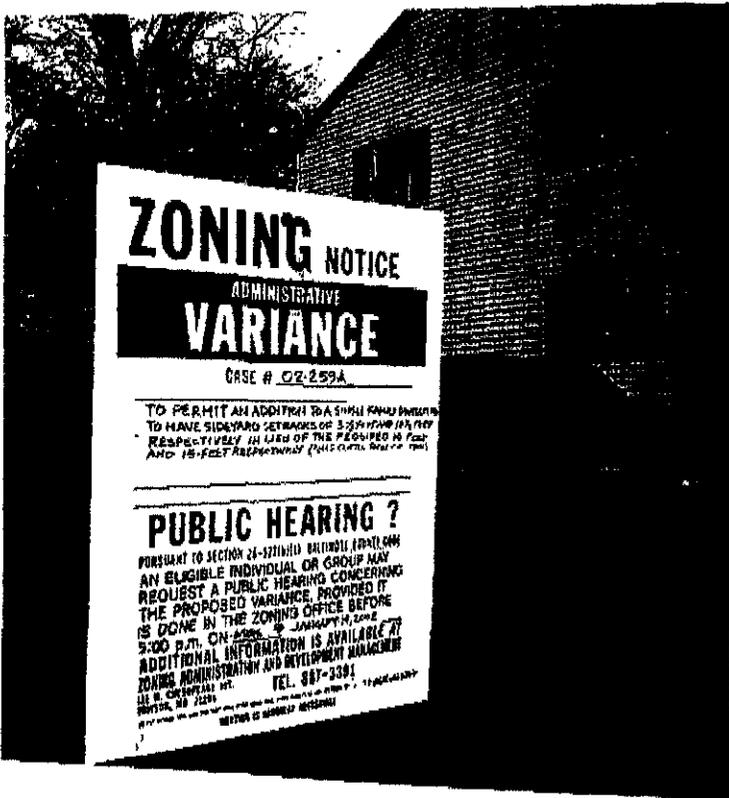
HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)

# of pages	1
To	BETTY OF ROBIN
From	O'KEEFE
Co.	ZONING
Phone #	
Fax #	410-807-3468



**DEPARTMENT OF PERMITS AND DEVELOPMENT  
MANAGEMENT**

**ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING  
HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 02-259-A

Petitioner: WILLIAM S. RYAN

Address or Location: 6445 CLIFTON FORGE CR, 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: WILLIAM S. RYAN

Address: 6445 CLIFTON FORGE CR, CATONSVILLE, MD 21228

Telephone Number: 410/747-7016

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 02- 259 -A Address 6445 Clifton Forge Cir

Contact Person: R. David Duvall Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 12/18/01 Posting Date: 12/30/01 Closing Date: 01/14/02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 02- 259 -A Address 6445 Clifton Forge Cir  
Petitioner's Name Wm. S. Ryan Telephone 410 747 7016  
Posting Date: 12/30/01 Closing Date: 01/14/02

Wording for Sign: To Permit an addition to an existing single family dwelling to have side setbacks of 3 feet and 10 1/2 feet, respectively, in lieu of the required 10 feet and 15 feet, respectively.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

January 24, 2002

William S & Narka K Ryan  
6445 Clifton Forge Circle  
Catonsville MD 21228

Dear Mr. & Mrs. Ryan:

RE: Case Number: 02-259-A, 6445 Clifton Forge Circle

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 18, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

*W. Carl Richards, Jr.*

W. Carl Richards, Jr. GDZ  
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits & Development Mgmt. **DATE:** February 7, 2002

**FROM:**  Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For January 22, 2002  
Item Nos. 241, 242, 243, 244, 245,  
247, 248, 249, 250, 253, 254, 255,  
256, 257, 258, (259), and 260

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County  
Fire Department

*Grantia 1/25/02*  
Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

January 23, 2002

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 14 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

078, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 252,  
253, 254, 256, 257, 258, 259, 260, and 262

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd Taylor *TJ*

DATE: February 13, 2002

SUBJECT: NO COMMENTS FOR ZONING ITEMS:

78, 243, 244, 245, 247, 249, 251, 253, 254, 257, (259)

Zoning Advisory Committee Meeting of January 14, 2002

AV  
1114

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** January 24, 2002

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

JAN 24

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 02-259

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey M. Long

AFK/JL:MAC



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 1.18.02

Mr. George Zahner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 259 RDD

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

A handwritten signature in black ink, appearing to read 'K. A. McDonald Jr.', written in a cursive style.

*for* Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

**Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717**  
**Street Address: 707 North Calvert Street • Baltimore, Maryland 21202**

December 1, 2001

TO WHOM IT MAY CONCERN:

We would offer no objection to our next door neighbors,  
William and Narka Ryan, constructing a two-car garage in the space they  
are requesting between our two houses.


Wayne and Jean Grube  
6443 Clifton Forge Circle  
Catonsville, MD 21228  
(410)788-8370

Item # 259

# PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

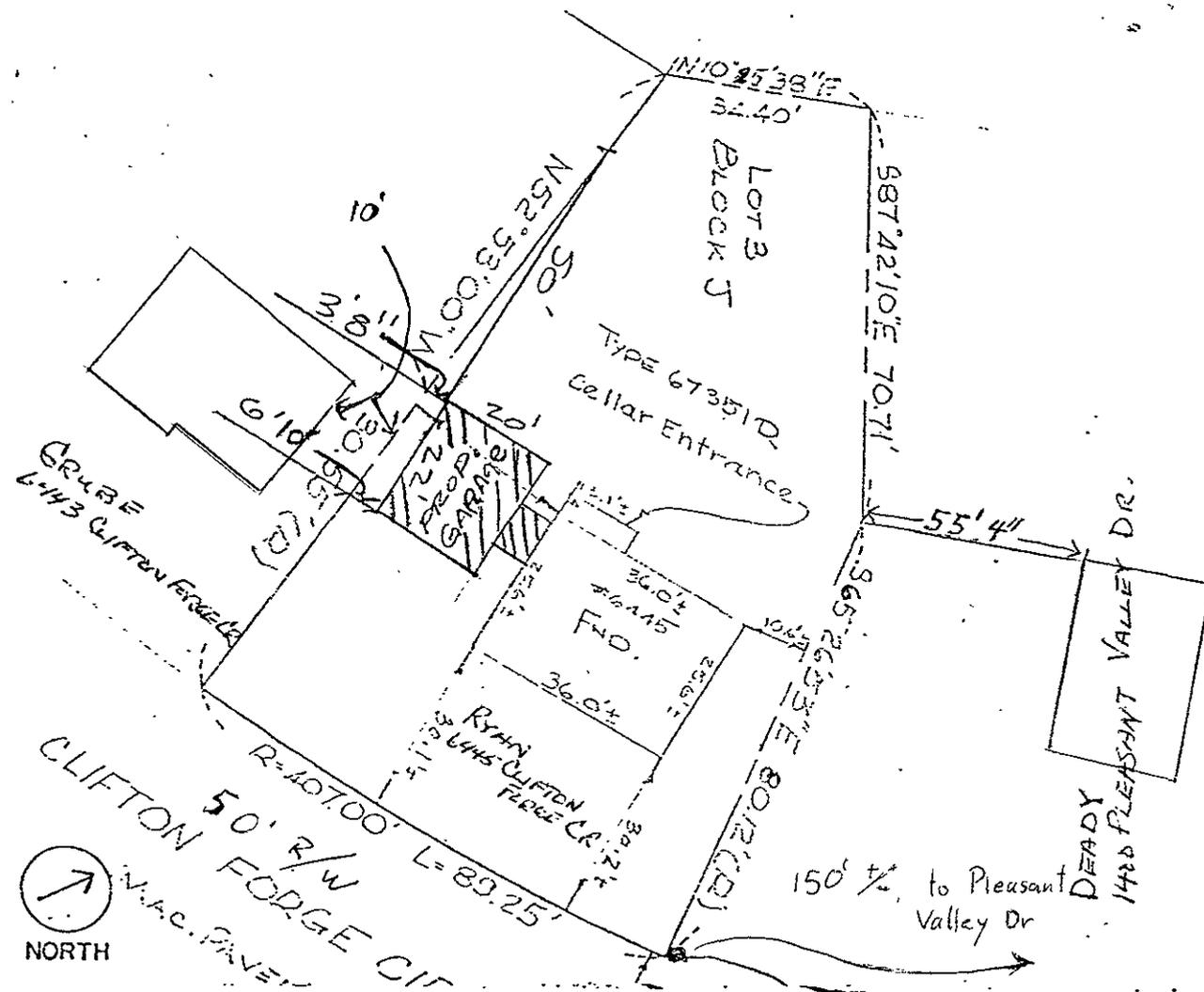
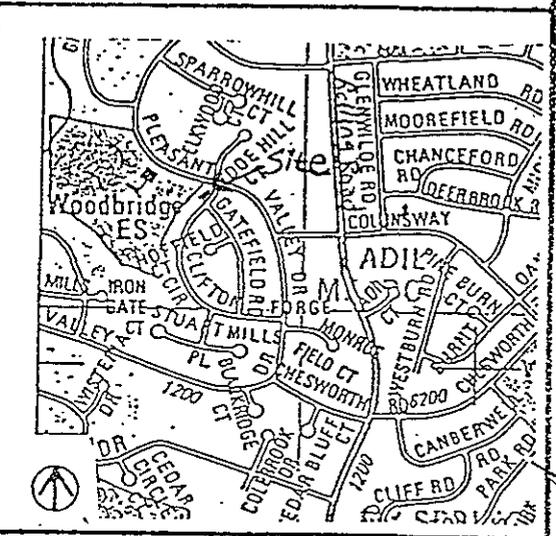
PROPERTY ADDRESS 6445 CLIFTON FORGE CR.

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME WOODBIDGE VALLEY

PLAT BOOK # 32 FOLIO # 123 LOT # 3 SECTION # 1

OWNER WILLIAM S. + NARKA K. RYAN



## LOCATION INFORMATION

ELECTION DISTRICT 1  
 COUNCILMANIC DISTRICT 1  
 1" = 200' SCALE MAP # SW 1 G  
 ZONING DR 3,5  
 LOT SIZE 0.2 8,655  
                   ACREAGE       SQUARE FEET

	PUBLIC	PRIVATE		
SEWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
CHESAPEAKE BAY CRITICAL AREA			YES	NO
			<input type="checkbox"/>	<input checked="" type="checkbox"/>
100 YEAR FLOOD PLAIN			<input type="checkbox"/>	<input checked="" type="checkbox"/>
HISTORIC PROPERTY/ BUILDING			<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIOR ZONING HEARING	<u>NONE</u>			

ZONING OFFICE USE ONLY  
 REVIEWED BY R.D.D. ITEM # \_\_\_\_\_ CASE # 02-259-A

PREPARED BY WILLIAM S. RYAN

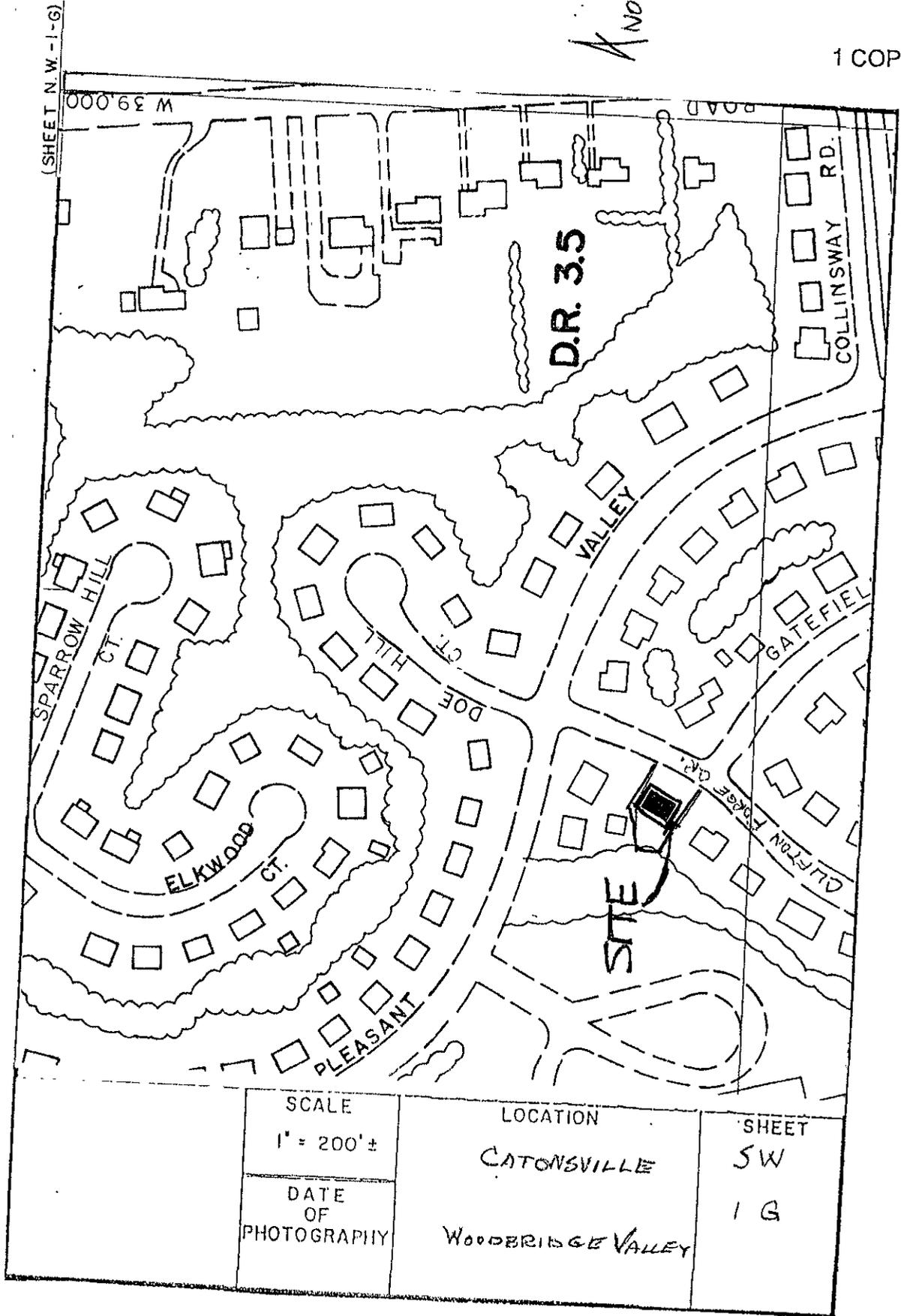
SCALE OF DRAWING: 1" = 30'

*Ret. 2. 1*

# EXAMPLE 4 -- Zoning Map

NORTH

1 COPY



Item # 259

*CHRISTIAN TEMPLE*  
Edmondson Avenue at Academy Road  
Baltimore, Maryland 21228



PHOTO EXHIBITS

Item # 259

